

031.A

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

259,400 / 259,400

USE VALUE:

259,400 / 259,400

ASSESSED:

259,400 / 259,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #: 10

Owner 1:	MEYER KAREN F/TRUSTEE
Owner 2:	C/O CORCORAN JENNISON INC.
Owner 3:	

Street 1: 150 MT VERNON ST. #500

Street 2: 10 WYMAN UNIT 7 TRUST

Twn/City: DORCHESTER

St/Prov: MA Cntry: Own Occ: Y

Postal: 02125 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1897, having primarily Clapboard Exterior and 411 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7131																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	259,400			259,400		
							199304
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT								Parcel ID	031.A-0002-0010.0		!2655!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	255,500	0	.	.	255,500	255,500	Year End Roll	12/18/2019		
2019	102	FV	264,700	0	.	.	264,700	264,700	Year End Roll	1/3/2019		
2018	102	FV	111,000	0	.	.	111,000	111,000	Year End Roll	12/20/2017		
2017	102	FV	111,000	0	.	.	111,000	111,000	Year End Roll	1/3/2017		
2016	102	FV	111,000	0	.	.	111,000	111,000	Year End	1/4/2016		
2015	102	FV	111,000	0	.	.	111,000	111,000	Year End Roll	12/11/2014		
2014	102	FV	111,000	0	.	.	111,000	111,000	Year End Roll	12/16/2013		
2013	102	FV	111,000	0	.	.	111,000	111,000		12/13/2012		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				2655	
SCHAFFER ROBERT	27320-246		5/23/1997			92,557	No	No	G						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/31/2018		Measured									DGM	D Mann					
11/30/2017		Measured									DGM	D Mann					
11/6/2000		Hearing Chag															
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1997, Building Number 1.												
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 2 - Clapboard				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits:	Rating:			1st Res Grid Desc: Line 1 # Units: 1												
Color: BROWN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N - NONE				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1897	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:	3 - 3rd Floor															
Const Mod:				% Own:	10.00000000															
Lump Sum Adj:				Name:	171 - 7131															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	2	1	1							
Sec Int Wall:		%		Economic:				Additions:												
Partition: T - Typical				Special:				Kitchen:												
Prim Floors: 3 - Hardwood				Override:				Baths:												
Sec Floors:		%		Total: 18.6 %				Plumbing:												
Bsmnt Flr:				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	295.00			Heating:												
Bsmnt Gar:				Size Adj.: 1.35000002				General:												
Electric: 3 - Typical				Const Adj.: 1.00999999				Totals												
Insulation: 2 - Typical				Adj \$ / SQ: 402.232				1	2	1										
Int vs Ext: S				Other Features: 22146				SUB AREA				SUB AREA DETAIL								
Heat Fuel: 1 - Oil				Grade Factor: 1.00				Code Description Area - SQ Rate - AV Undepr Value				Sub % Area Usbl Descrip % Type Qu # Ten								
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.70000005				GLA	Gross Liv Ar	411	402.230	165,318								
# Heat Sys: 1				NBHD Mod:				Net Sketched Area: 411 Total: 165,318												
% Heated: 100		% AC: 100		LUC Factor: 1.00				Size Ad	411	Gross Are	411	FinArea	411							
Solar HW: NO		Central Vac: NO		Adj Total: 318688				IMAGE				AssessPro Patriot Properties, Inc								
% Com Wall:		% Sprinkled:		Depreciation: 59276				Juris. Factor:		Before Depr:	683.80									
MOBILE HOME				Depreciated Total: 259412				Special Features: 0		Val/Su Net:	631.14									
SPEC FEATURES/YARD ITEMS								Final Total: 259400		Val/Su SzAd:	631.14									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								